



Planning and Development Services
10 N Bemiston
Clayton, Missouri 63105

HOUSING TASK FORCE

MINUTES HOUSING TASK FORCE SEPTEMBER 20, 2006

ROLL CALL:

Nicki Herrington, Chair
Joanne Boulton
Andrea Dallas Maddox
Morris Sterneck
David Hoffmann
Jack Hambene
Michelle Harris, Aldermanic Representative

Absent:

Joan Gallagher
Alex Berger III, Aldermanic Representative

City Staff:

Catherine Powers, Director of Planning & Development Services
Jackie Williams, Recording Secretary

Guests:

Dr. Chuck Kofron
City Manager Michael A. Schoedel

The minutes of the July 19, 2006 meeting were approved as presented, after having been distributed to each member.

Chairman Herrington introduced Dr. Chuck Kofron to the members. She indicated he is St. Clair County's GIS (Geographic Information Systems) Specialist and a 24 year Clayton resident.

Dr. Kofron stated he will attempt to define what a geo-demographic study is during his presentation. He stated that he not only presents numbers, but presents a context for the numbers because in order to understand what is going to happen, one must understand what happened in the past and what is happening currently. He stated in Clayton, there are three elementary attendance areas: Captain, Glenridge and Meramec; with all three having different characteristics. All the information he has put together is available on the census.gov public information website (the American Fact Finder is the tool that allows one to access the information). Mr. Kofron advised the members that he will not be providing a paper copy of the presentation as it was ordered by the Clayton School District in January, 2005, but that one could be made available from the school district. Clayton school records from 2002-2003 showed the number of students who resided in condominiums (owned and rented), multi-family and single family residences (owned and rented).

Michelle Harris commented that there is concern that Clayton housing is becoming non-affordable for individuals with school aged children and is becoming more of a retirement community, especially in light of the new condominium developments.

Dr. Kofron indicated that would be a very interesting study to conduct and one that is doable.

It was mentioned that the information in the presentation contains the number of school aged children as well as the number and year of births (i.e. born in 2003/04; expected to begin kindergarten in 2008). This number is large if they all attend Clayton schools. Mr. Kofron explained that these figures are based on a ratio of 1; whereas, Clayton's ratio has been between .75 and .83. This information suggests that 75% of the children that are born to residents of Clayton will attend Clayton schools. He indicated that as enrollments have gone up in kindergarten, class size has decreased. It was also determined that although births are generally the same for each of the three elementary attendance areas, basically births ranging from 30 to 45 in each of the attendance areas; however, overall they have declined in the district from around 40 to 30 to 33.

Michelle Harris asked if this information takes into account voluntary transfer.

Dr. Kofron replied "no".

It was asked if a birth trend projection was made district-wide.

Dr. Kofron indicated that he has performed a study (scientific survey) to calculate fertility ratios (18 to 44) and applying those to population, but not in Clayton.

It was mentioned that at a recent school board meeting, it was suggested that the district is not allowing for any children to derive out of the 300+ new condominiums.

Dr. Kofron stated that he is personally aware of individuals with children that have moved into the new condos across from Shaw Park. He suggested asking the developers how many occupants with children are moving in.

A discussion regarding the number of Clayton school aged children that attend parochial schools and the locations where Clayton school children reside ensued.

It was asked if there is a general aging Clayton population and if so, how it relates to housing.

It was asked if that is the case, is there a problem that has a solution or is it a situation that cannot be controlled.

Dr. Kofron suggested that a survey be taken to determine such information. He stated that they probably have a better handle on the daytime population versus the resident population. He stated he believes the population is aging.

A comment was made that according to the figures, less than 10% of the school age children have parents who rent in Clayton; not own.

A discussion took place summarizing the presentation. Dr. Kofron advised the members that, although not presented to the school board, public schools in Clayton capture 78 to 86% of all eligible students, with 14 to 21% finding educational options elsewhere.

The members thanked Dr. Kofron for taking time to speak at this meeting.

Chairman Herrington indicated that the next order of business is Historic Preservation.

Joanne Boulton informed the members that Eslee Hamilton, historian, will be present at next month's meeting. She stated that there are seven areas/properties in Clayton that are listed on the National Registry (one mentioned was the Hanley House). She indicated that in order to provide historic protection, the City would have to adopt an ordinance.

A discussion ensued regarding historic preservation and its pros and cons. A city adopted historic preservation ordinance can be written in many ways and provide varying regulations.

Chairman Herrington asked whoever will be talking to Eslee to please ask him to have his comments limited to Clayton.

It was asked also that information be provided regarding the City's current policy/procedure for demolition/new construction.

Catherine Powers advised the members that listings on the National Historic Registry do not protect them from demolition. She stated that what seems to be more desirable from Clayton residents is an anti-tear down ordinance versus a historic preservation ordinance. She advised the members that previous attempts to "preserve" neighborhoods (Old Town, Linden Avenue) have been initiated previously, but what happened was the property owners did not sign the petition. She stated the subject of historic preservation seems to come up whenever a house that many consider desirable to remain comes up on the "chopping block".

Chairman Herrington indicated the next meeting will be held October 18th at 6:30 p.m. She asked Catherine Powers about a housing tour.

Catherine Powers advised the members that a housing tour can be taken via a bus borrowed from Richmond Heights. After discussion, it was decided to schedule a tour on Thursday, October 12th at Noon. City staff will confer with Michael Schoedel about the request to use Richmond Heights' bus for this tour.

Chairman Herrington indicated that future meetings will be limited to 1.5 hours.

Being no further discussion at this time, the meeting adjourned at approximately 8:25 p.m.

Recording Secretary

* To obtain specific data information, a copy of the presentation will need to be secured. Dr. Kofron indicated that he would ask Dr. Sente (Clayton School District Superintendent) if a copy of the report prepared for the school district can be made available to this Task Force.